153.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,200 /	754,200
					USE VALUE:	754,200 /	754,200
					ASSESSED:	754,200 /	754,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAMINATHAN ASHISH
Owner 2:	DINESH ASWATHY
Owner 3:	
Street 1:	16 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SETH KULIN & -
Owner 2:	SRINVASAN PREETHI -
Street 1:	16 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Aluminum Exterior and 1566 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	310,200		444,000	754,200
Total Card	0.103	310,200		444,000	754,200
Total Parcel	0.103	310,200		444,000	754,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.61 | /Parcel: 481.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101703

GIS Ref

GIS Ref

Insp Date 07/27/18

!12011!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,400	0	4,500.	444,000	769,400	769,400	Year End Roll	12/18/2019
2019	101	FV	247,400	0	4,500.	416,300	663,700	663,700	Year End Roll	1/3/2019
2018	101	FV	239,800	0	4,500.	344,100	583,900	583,900	Year End Roll	12/20/2017
2017	101	FV	239,800	0	4,500.	316,400	556,200	556,200	Year End Roll	1/3/2017
2016	101	FV	239,800	0	4,500.	288,600	528,400	528,400	Year End	1/4/2016
2015	101	FV	234,000	0	4,500.	283,100	517,100	517,100	Year End Roll	12/11/2014
2014	101	FV	234,000	0	4,500.	263,100	497,100	497,100	Year End Roll	12/16/2013
2013	101	FV	234,000	0	4,500.	250,300	484,300	484,300		12/13/2012

PRINT

Date	Time
12/11/20	02:07:58

LAST REV

Date	Time
08/18/20	14:02:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12011

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SETH KULIN &,	73669-397	1	11/18/2019		725,000	No	No		
MARTELL LEO/ TR	62053-529		6/19/2013		570,000	No	No		LEO R MARTELL JR D.O.D. 10.31.2012.
MARTELL CLAIRE	51519-121		7/31/2008	Family	1	No	No		
	11841-88		6/2/1970		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2016	1445	Redo Kit	10,925	O				
3/18/2014	222	Solar Pa	1,800					

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
11/3/2008	Meas/Inspect	189	PATRIOT
11/22/1999	Meas/Inspect	272	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101703
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RUST		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32049799
Const Adj.:	0.93990600
Adj $ / SQ:	167.554
Other Features:	95017
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449507
Depreciation:	139347
Depreciated Total:	310160

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

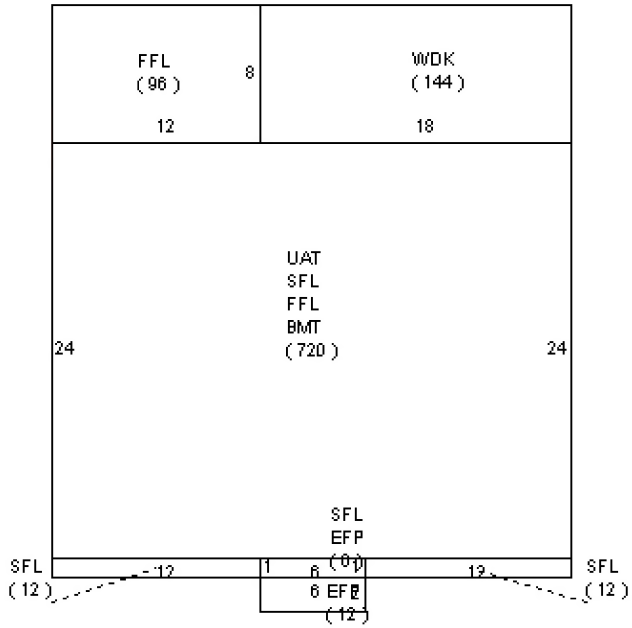
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.31
Special Features:	0	Val/Su Net:	118.04
Final Total:	310200	Val/Su SzAd	198.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	167.550	136,724
SFL	Second Floor	750	167.550	125,666
BMT	Basement	720	50.270	36,192
UAT	Upper Attic	180	67.020	12,064
WDK	Deck	144	12.170	1,752
EFP	Enclos Porch	18	68.240	1,228

Net Sketched Area:	2,628			Total:	313,626
Size Ad	1566	Gross Are	3168	FinArea	1566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	